



## 1 Charles Terrace, Church Road, Penryn, TR10 8BA

£239,500

For sale for the first time since construction: an end of terrace modern property, recently refurbished and immaculately presented both internally and externally. Comprising 2 bedroom reverse-level accommodation with principal en-suite, the property offers open-plan living to the first floor, an enclosed and sunny rear garden, and allocated off-road parking for 1 vehicle. An ideal investment, first time home or bolthole, with the added benefit of immediate vacant possession and no onward chain.

### Key Features

- Modern end of terrace house
- Reverse-level accommodation
- Superbly presented
- Allocated off-road parking for 1 vehicle
- 2 bedrooms
- Recently refurbished
- Enclosed and lawned rear garden
- EPC rating C



## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

From the pedestrian walkway, a part-covered entranceway leads to a hardwood front entrance door with obscure glazing, leading into the:-

### RECEPTION

Stairs rise to first floor level with courtesy hand rail, radiator and hanging light. Panel door leading to:-

### BEDROOM ONE

12'3" x 9'4" (3.75m x 2.86m )

A double bedroom of irregular shape, with wooden double glazed sash window to the front elevation and radiator under. Recess with TV aerial point and panel door leading to a walk-in under stair cupboard providing excellent storage space and the consumer unit. Hanging light, telephone point, panel door leading to the:-

### EN-SUITE WC

Comprising low flush WC with shelf over, and pedestal wash hand basin with mixer tap and tiled splashback. Radiator, extractor fan. Ceiling light, carpeted flooring.

### FIRST FLOOR

#### OPEN-PLAN LIVING/DINING AREA

15'6" x 18'9" (4.73m x 5.74m)

Stairs rise to an open-plan living/dining area with much light provided via two double glazed sash windows to the front elevation and a part-galleried stairwell, making for a nice feature within the room. Two radiators, multiple telephone points, TV aerial point, loft hatch. Ceiling spotlights, Vaillant wall-mounted heating thermostat. Steps rise to further split-level to the rear, providing access to bedroom two and the main bathroom, with panel door from dining area leading into the:-

### KITCHEN

Recently re-fitted: a modern kitchen comprising a number of wall and base units, both above and below a roll top work surface, with contemporary tiled splashback, inset stainless steel sink with drainer and mixer tap, together with ElectriQ oven with four ring gas hob and concealed extractor. Vaillant combi boiler exposed to corner, and space for white goods including tall fridge/freezer and washing machine, if required. Ceiling spotlights, wood-effect flooring. Part-glazed door to the rear, giving access to the enclosed garden and courtyard, with adjacent double glazed window.

### SPLIT-LEVEL LANDING

A small number of stairs rise to the rear split-level landing, with panel doors leading to main bathroom and:-

### BEDROOM TWO

9'8" x 6'1" (2.96m x 1.86m )

A single room located to the rear, with TV aerial point, radiator, ceiling light and wooden double glazed sash window.

### MAIN BATHROOM

Once again, recently re-fitted and well-appointed providing low flush WC, pedestal wash hand basin with mixer tap, and panel bath with showerhead and contemporary tiling to three sides. LED ceiling light, wood-effect flooring. Radiator, extractor fan, strip light with shaver socket. Obscure glazed window with useful shelf under.

## THE EXTERIOR

### REAR GARDEN

A real asset to this particular property, comprising an initial and level concrete hardstanding, suitable for al fresco dining, enclosed by timber panel fencing and low-level walls. Shallow steps set to the rear of the hardstanding provide an accessway up to a wonderful and enclosed lawned garden, gently sloping with established borders, capturing much sunlight throughout the day. Exterior water tap and courtesy light. In all, a superb space for those who have pets or children alike, due to its secure nature.

### ALLOCATED OFF-ROAD PARKING

Situated at the end of the row of four properties, allocated off-road parking exists for each property with space enough for one vehicle. For this particular property, the space is located immediately on the right hand side (abutting the pedestrian walkway).

## GENERAL INFORMATION

### SERVICES

Mains gas, electricity, water and drainage are connected to the property. Gas fired central heating. Telephone points (subject to supplier's regulations).

### COUNCIL TAX

Band B - Cornwall Council.

### TENURE

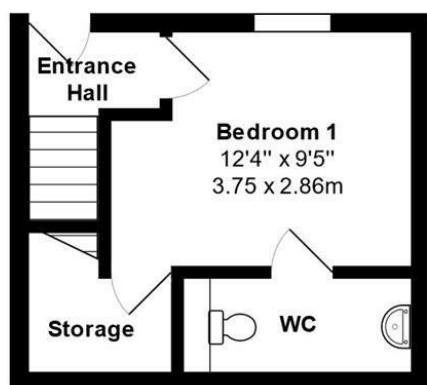
Freehold.

### VIEWING

Strictly by appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.



# Floor Plan



**Ground Floor**  
Approx Area: 19.7 m<sup>2</sup> ... 212 ft<sup>2</sup>

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Total Approx Area: 643 ft<sup>2</sup> ... 59.7 m<sup>2</sup>

All measurements are approximate and for display purposes only



**First Floor**  
Approx Area: 434 ft<sup>2</sup> ... 40.3 m<sup>2</sup>

